



**LUCAS VALLEY MAJOR PROJECTS UPDATE  
OCTOBER/NOVEMBER 2011**

The following is a summary of current or recent major development proposals located within the Lucas Valley community as of October 2011.

Rocking H Ranch

In 2002, the County approved a Precise Development Plan for the 500-acre Hetfield property in upper Lucas Valley. This entitlement allows the property owner to construct a main residence and various accessory improvements, including but not limited to a garden pavilion, a car barn combined with a private music studio and caretakers unit, a gate house and infrastructure improvements such as a driveway, water storage tanks, and septic systems. Consistent with the County's development standards, all of the development is confined to a 60 acre development envelope within the total 500 acre property. The Precise Development Plan also includes the potential for up to four additional home sites within the 60-acre development envelope. The remaining 440 acres of the property is restricted as permanent private agricultural open space. The County's approval of the project effectively reduced the potential density of the property from 50 units to 6 units. This significant reduction in density means that a majority of the property will be preserved in its natural condition.

In 2011, the property owner filed a vesting tentative subdivision map proposing to create separate parcels for the each of the four future home sites that have already been approved at a conceptual level through the 2002 Precise Development Plan. However, the applicant recently withdrew the subdivision map application and has indicated that the property owners' intend to continue work on vesting the conditions of approval for the 2002 Precise Development Plan, including Design Review for the four additional residences. It is unknown at this time when the applicants will resume their efforts to pursue Design Review and/or subdivision approvals for the future homes.

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Luiz Ranch – Rocking H-2

The Luiz Ranch property is also owned by the Hetfields and consists of approximately 600 acres located adjacent to and south of the Rocking H Ranch. The County has not yet received a formal development proposal for this property, however, the Community Development Agency has responded to a

preapplication request submitted by the owners' representatives in February 2011. The preapplication request was based upon a very conceptual subdivision proposal that included development of 270 acres of land in the lower elevations of the property with 27 new detached single-family residential homes and 7 additional homes that would be attached in clusters, each of which having 2-4 units. The remaining 330 acres of the ridge and upland portions of the property has been offered to the County Open Space District as agricultural conservation easement, although the County and the property owners have not finalized the terms of the easement. In addition to agricultural uses, the easement would allow the installation of up to 5 commercial grade wind energy turbines on the conservation easement lands for the purpose of providing renewable electricity to the surrounding residential development and/or to off-set the local power needs of the Marin Clean Energy agency.

The preapplication request led to community meetings to allow members of the Lucas Valley community receive a presentation and comment on the preliminary proposal. If and when the County receives a development application for the property, the review process would be initiated by sending copies of the materials to various public agencies for review and comment. The Community Development Agency would also notify the Lucas Valley Property Owners Association, Friends of Lucas Valley and other interest groups. There would be a number of opportunities for the public to comment on a formal subdivision proposal as it proceeds through the environmental review and merits review processes. Public hearings before the both the Planning Commission and Board of Supervisors would be required should the property owner decide to pursue the project.

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#### Grady Ranch/Lucasfilm

In 1996, Lucasfilm received a Master Plan approval for development of Big Rock and Grady Ranches in Lucas Valley extending over Big Rock ridge into Nicasio. The Big Rock Ranch portion of the Master Plan development was subsequently developed consistent with a Precise Development Plan approved by the County in 2000. A Precise Development Plan proposal for the Grady Ranch is currently being reviewed by the Community Development Agency. This Precise Development Plan is proposed to implement the next and last phase of the original 1996 Lucasfilm Master Plan and is intended to incorporate mitigation requirements from the 1996 Final Environmental Impact Report (Final EIR). The Grady Ranch Precise Development Plan generally includes construction of a main building, with a total floor area of approximately 270,000 square feet, and associated improvements, realignment of Lucas Valley Road at the Grady Ranch entrance for traffic safety purposes, restoration and enhancement of Miller Creek through the Grady Ranch property, realignment of a tributary to the creek, improvements to existing fire roads, and water supply and site utilities.

The Community Development Agency and environmental consultants working for the County are in the process of completing a draft supplement to the 1996 Final EIR for the Lucasfilm Master Plan (referred to as a Supplemental Final EIR). Staff expects this environmental review document to be completed and available for public review and comment in November of 2011. The Supplemental Final EIR will focus on changes to the Grady Ranch proposal as compared to the more conceptual Master Plan that was approved. Some of the noteworthy changes include a more extensive creek enhancement and restoration plan and a different architectural design for the proposed building.

Public and agency comments and responses on the draft supplemental EIR will be reflected in a final version of the document. The Supplemental Final EIR will then be forwarded to the Planning Commission and made available to the public in advance of a noticed public hearing to consider both the environmental analysis as well as the merits of the Precise Development Plan proposal. This hearing is anticipated to take

place in the winter of 2012. The Planning Commission's decision on the Precise Development Plan will be final unless one or more persons file an appeal to the Board of Supervisors.

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### Marinwood Plaza

Those of you who have passed by the Marinwood Plaza shopping center recently may have noticed the reopening of the Marinwood Market. The new market is the long-awaited first phase of the redevelopment of the remainder of the Marinwood Plaza that may also include additional local serving retail uses and attached housing that fits with and compliments the scale of the surrounding community. This mixed use concept is an outgrowth of two community-based planning efforts the County has sponsored with members of the Marinwood Community. The vision underlying these efforts is to improve the Marinwood Community by transforming an underutilized and blighted shopping center into a vibrant place that provides local retail service needs for members of both the Marinwood and Lucas Valley communities and new high quality and attractive housing opportunities for people who work in Marin at a range of income levels. It is unknown at this time when a second phase project will be submitted to the County.